

161.0

0004

0006.A

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

Total Card / Total Parcel

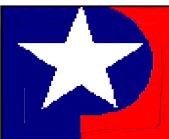
785,700 / 785,700

USE VALUE:

785,700 / 785,700

ASSESSED:

785,700 / 785,700


Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
36		PROSPECT AVE, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: DEMAS MARK T--ETAL	
Owner 2: DEMAS MARIA S PROCOPIO	
Owner 3:	
Street 1: 36 PROSPECT AVE	
Street 2:	

Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	02476	Type:	

PREVIOUS OWNER	
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION	
This parcel contains .177 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1960, having primarily Wood Shingle Exterior and 2356 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7729	Sq. Ft.	Site			0	70.	0.84	8									456,310						456,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	7729.000	320,300	9,100	456,300	785,700		107663
							GIS Ref
							GIS Ref
							Insp Date
							06/05/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	320,300	9100	7,729.	456,300	785,700		Year end	12/23/2021
2021	101	FV	309,000	9100	7,729.	456,300	774,400		Year End Roll	12/10/2020
2020	101	FV	309,000	9100	7,729.	456,300	774,400		774,400 Year End Roll	12/18/2019
2019	101	FV	293,600	9600	7,729.	456,300	759,500		759,500 Year End Roll	1/3/2019
2018	101	FV	293,600	9600	7,729.	404,200	707,400		707,400 Year End Roll	12/20/2017
2017	101	FV	293,600	9600	7,729.	339,000	642,200		642,200 Year End Roll	1/3/2017
2016	101	FV	293,600	9600	7,729.	339,000	642,200		642,200 Year End	1/4/2016
2015	101	FV	246,100	10000	7,729.	293,300	549,400		549,400 Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	15832-002		10/1/1984		140,000	No	No	Y	

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
6/6/2011	544	Redo Bat	19,400					REDO 2 BATHS	6/5/2018	Meas/Inspect	BS	Barbara S											
10/22/2009	1030	New Wind	13,000						1/5/2009	Meas/Inspect	336	PATRIOT											
6/24/2004	558	Manual	4,381					replace a slider	11/23/1999	Meas/Inspect	263	PATRIOT											
									7/1/1988		PM	Peter M											

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 21 - Split Level	1	Rating: Good																	
Sty Ht: 1 - 1 Story				A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Good														
Foundation: 1 - Concrete				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath: 1	Rating: Good														
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:														
Sec Wall:		%		OthrFix:	Rating:														
Roof Struct: 1 - Gable																			
Roof Cover: 1 - Asphalt Shgl				OTHER FEATURES															
Color: PURPLE				Kits: 1	Rating: Good														
View / Desir:				A Kits:	Rating:														
				Fpl: 2	Rating: Average														
				WSFlue:	Rating:														
GENERAL INFORMATION				CONDOS INFORMATION				RESIDENTIAL GRID				SKETCH							
Grade: C - Average																			
Year Blt: 1960	Eff Yr Blt:			Location:															
Alt LUC:		Alt %:		Total Units:															
Jurisdct: G12		Fact: .		Floor:															
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %			Exterior:		No Unit	RMS	BRS	FL						
Prim Int Wal	1 - Drywall			Functional:		%		Interior:		1	6	3	1						
Sec Int Wall:		%		Economic:		%		Additions:											
Partition: T - Typical				Special:		%		Kitchen:											
Prim Floors: 3 - Hardwood				Override:		%		Baths:											
Sec Floors:		%						Plumbing:											
Bsmnt Flr: 5 - Lino/Vinyl								Electric:											
Subfloor:								Heating:											
Bsmnt Gar: 1								General:											
Electric: 3 - Typical																			
Insulation: 2 - Typical																			
Int vs Ext: S																			
Heat Fuel: 2 - Gas																			
Heat Type: 3 - Forced H/W																			
# Heat Sys: 1																			
% Heated: 100		% AC: 100																	
Solar HW: NO	Central Vac: NO																		
% Com Wal		% Sprinkled																	
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:							
SPEC FEATURES/YARD ITEMS				PARCEL ID 161.0-0004-0006.A												IMAGE			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
8	Pool A-O	D	Y	1	14X28	A	AV	1970	38.30	T	39.2	101			9,100		9,100		
1	Metal Shed	D	Y	1	6X8	A	FR	1965	0.00	T	51	101							
More: N	Total Yard Items:	9,100	Total Special Features:						Total:						9,100				